6/03/10 11:34:21 DK W BK 634 PG 779 DESUTO COUNTY, MS W.E. DAVIS, CH CLERK



Indexing Instructions:

DE SOTO County, MS

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, HSBC MORTGAGE SERVICES INC. (herein referred to as Grantor), does hereby sell, convey and specially warrant CHARLIE F. KING, A MARRIED MAN (herein referred to as Grantees), the following described property located and situated in DE SOTO County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE is made subject to all prior mineral reservations of record pertaining to subject property. TO HAVE AND TO HOLD the property, together with the rights and appurtenances thereto belonging, unto Grantee and Grantee's heirs and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND the property unto Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis. Said tax proration shall be considered final settlement with no further adjustment between Buyer and Seller after closing.

Grantor:
HSBC MORTGAGE SERVICES INC.
931 CORPORATE CENTER DRIVE
POMONA, CA 91768
(860 472 - 6850

Prepared By: Frank P. Dec, Esq. American National Abstract, LLC 8940 Main Street Clarence, NY 14031 716-634-3405 Grantee(s): CHARLIE F. KING 8868 SHELLFLOWER DRIVE SOUTHAVEN, MS 38671

Return To: CHARLIE F. KING 8868 SHELLFLOWER DRIVE SOUTHAVEN, MS 38671

IN WITNESS WHEREOF, the Grantor, by anthis the 27 day of 4ptil., 2010	d through the undersigned officer, has executed th	is Deed on
,,	HSBC MORTGAGE SERVICES INC. BY Daug M Mull	7
	Dana M. Sacks Asst. Vice President	
STATE OF CALIFORNIA } COUNTY OF LOS ANGELES } SS On	acities, and that by their signatures on the instrume	owledged to
I certify under PENALTY OF PERJURY under the law true and correct.	vs of the State of California that the foregoing para	agraph is
WITNESS my hand and official seal Notary Public	KERRY LYNN VALDEZ Commission # 1822609 Notary Public California Los Angeles County My Comm. Expires Nov 13, 2012	
Commission expires		
Our File No. ANA201001951		

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN DESOTO COUNTY, STATE OF MISSISSIPPI:

LOT 77, SECTION "B", NORTH CREEK SUBDIVISION, LOCATED IN SECTION 20, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AS RECORDED IN PLAT BOOK 60, PAGES 43-44, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS AND RIGHT APPEARING OF RECORD.

PROPERTY COMMONLY KNOWN AS: 8868 SHELLFLOWER DRIVE, SOUTHAVEN, MS 38671